



# Potton Road

Biggleswade,  
Bedfordshire, SG18 0EB  
£1,200 pcm

country  
properties

A two bedroom cottage with the addition of a converted loft room comprising of lounge, inner hallway, dining room, kitchen, bathroom, two bedrooms, loft room and rear garden. The landlord will consider one small pet. Available Immediately. Google maps advise that the train station is 0.8 miles and a 17 minute walk from the property. EPC Rating E. Council Tax Band C.

- Two Bedroom Cottage
- Loft Room
- Available Immediately
- One Small Pet Considered
- EPC Rating E
- Council Tax Band C

### Front

Mainly laid to lawn. Driveway to side with off road parking for several cars. UPVC double glazed door into:

### Lounge

11' 09" NT x 10' 09" x 10' 10" (3.58m NT x 3.28m x 3.30m) Laminate flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Open fireplace with hearth and surround. Wooden cupboard. Double BT socket. Wooden door to:

### Inner Hallway

Stairs rising to first floor. Wooden door to:

### Dining Room

11' 10" NT x 10' 07" x 9' 09" (3.61m NT x 3.23m x 2.97m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. CO alarm. Heating thermostat. Wall mounted fire. Freestanding fridge/freezer. Wooden door to storage area. Double wooden doors to storage area. Wooden door to under stairs storage area housing gas boiler. Electric meter. Fusebox.

### Kitchen

6' 05" x 7' 05" (1.96m x 2.26m) Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. UPVC double glazed obscured patio door to rear. Wall and base units with work surface over. Freestanding oven, grill and hob. Freestanding washing machine. Freestanding dishwasher. Stainless steel sink and drainer.

### Stairs and Landing

Carpeted. Wooden skirting boards. Stairs rising to loft room. Smoke alarm.

### Bedroom One

11' 10" NT x 11' 0" x 10' 10" (3.61m NT x 3.35m x 3.30m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Plug in electric fireplace.



## Bedroom Two

9' 09" NT x 4' 09" x 11' 10" NT x 6' 09" (2.97m NT x 1.45m x 3.61m NT x 2.06m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. Wooden door to storage area with hanging rail.

## Second Stairs and Landing

Wooden skirting boards. Carpeted. Handrail.

## Loft Room

11' 0" x 10' 04" (3.35m x 3.15m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. NTL box. Smoke alarm.

## Rear Garden

Gravel area. Mainly laid to lawn. Wooden shed. Small pond. Wooden gate leading to side access. Small decking area. Patio area. Mature trees and shrubs. Fully enclosed with wooden fencing.

## Agency Fees

Permitted Tenant payments are:-  
Holding deposit per tenancy – One week's rent  
Security deposit per tenancy – Five week's rent  
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.  
Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/  
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.  
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.  
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

## Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties